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Not Signed October 3, 2017

Stephen L. Johnson
U.S. Bankruptcy Judge

6 Attorney for Debtor

7 * see reason below

8
9 UNITED STATES BANKRUPTCY COURT
10 NORTHERN DISTRICT OF CALIFORNIA

11 In re: Case No. 10-59396
12 Majid Marhamat Chapter 7

13 ORDER GRANTING MOTION TO AVOID
14 JUDICIAL LIEN UNDER 11 U.S.C. §522 (f)(1)(A)
(Lawrence Wu and Melea Men)

15 Debtor.

16 Debtor's Motion to Avoid the Judicial Lien under 11 U.S.C. §522 (f)(1)(A)(Lawrence
17 Wu and Melea Men) having been given to the Chapter 7 Trustee and the affected party,
18 Lawrence Wu and Melea Men, through their attorney, Stephen R. Oliver, Oliver & Stephenson,
19 2176 The Alameda, San Jose, CA 95126, and good cause appearing therefore:

20 IT IS HEREBY ORDERED that the judicial lien of creditor, Lawrence Wu and Melea
21 Men, for \$267,859.38 as a judicial lien recorded with the Santa Clara County Recorder's Office
22 on or about August 20, 2008 under Document Number 19960842 of the Official Records of
23 Santa Clara County, that has attached to Debtor's real property, commonly known as 18394
24 Montpere Way, Saratoga, CA 95070-4746, is hereby avoided in its entirety.

25 ***END OF ORDER***

26 * Service is deficient. A motion to avoid lien is a contested matter under FRBP 9014 and must be
27 served according to FRBP 7004. FRBP 7004(b)(1) requires service upon an individual on his or her
dwelling house, usual place of abode, or place of business. Debtor served Creditors c/o their state
court counsel Stephen Oliver, who has not appeared in this case. Service on state court counsel is
28 insufficient unless debtors can provide evidence counsel was appointed by Creditors to receive
service of process on its behalf in the bk. See In re Villar, 317 B.R. 88 (9th Cir. BAP 2004).

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